



**City of Millersville Planning Commission  
Meeting Minutes  
Tuesday, August 14, 2018 5:00 pm  
Commission Chambers**

- 1) **Call to Order:** Chairman Fox called the August Meeting of Planning Commission to order at 5:05 pm.
- 2) **Pledge of Allegiance:** Lead by Chairman Fox; followed by Inovation lead by Secretary Gregory
- 3) **Roll Call:** Secretary Gregory called the roll of the Commission; a quorum was present and included the following:

**Commission Present:**

**Mr. Frank Fox  
Mr. Larry Petty  
Mr. David Gregory  
Mr. Keith Bell  
Mr. Lee Smith  
Mrs. Deborah Wade**

**Absent:**

**Mr. Brent Uldrich**

**Staff Present:**

**Mr. Michael Barr  
Mrs. Michelle Bernard**

- 4) **Disclosure of Ex-parte Communications:** Chairman Fox asks the Commission members if anyone has anything to disclose. No comments were made.
- 5) **Approve the Minutes of the Planning Commission Meeting(s):**
  - a) **July 10, 2018**  
Chairman Fox requests the Commission to approve the July 10, 2018 minutes. Mr. Bell made the motion to “approve the July 10, 2018 meeting minutes as presented”. Secretary Gregory seconded the motion. **Motion carried by Unanimous Vote.**
- 6) **Public Comments (Limited to 3 minutes per speaker for items on this agenda):**  
No comments were made.
- 7) **Action Item(s):**
  - a) **Minor Subdivision Plat 1389 & 1391 Louisville Hwy (SC Map 118 Parcel 142.00):**

Mr. Barr stated that the owner of the subject parcel is requesting to divide the approximately 1.5 acre parcel into two parcels. The parcel currently has two homes and a couple of accessory structures on the land. This master parcel was recently rezoned to Residential R-4. The proposed subdivided lot sizes meet the minimum zoning standards.

Mr. Barr is recommending approval by the Planning Commission to subdivide the parcel per the Final Plat drawing. Vice Chairman Petty made the motion to approve the minor subdivision plat 1389 & 1391 Louisville Hwy (SC Map 118 Parcel 142.00). Mrs. Wade seconded the motion. **Motion carried by Unanimous Vote.**

8) **Non-action Items(s):**

a) **Municipal Annexation Processes:**

Mr. Barr states to the board members that the City hasn't had anyone Annexed any lands into the city since 2015. Mr. Barr stated that at this point there are two methods of annexations. Mr. Barr stated there are two parcels looking to be annexed into the City as they would like to connect to our sanitary sewer system. The Health Department are limiting the septic systems particularly if there is a sanitary sewer nearby. Millersville just happens to be the sanitary sewer utility provider abutting a couple of these properties, so property owners are coming to the City to be annexed in. Mr. Barr stated that we do not have a method at this time that allows us to connect the municipal services to property outside of the City limits.

Mr. Barr presented handouts to the board members from MTAS regarding Municipal Annexation by Owner Consent Process Summary & Timelines. Mr. Barr stated there are two methods to annexation into a Municipality. One is by Referendum, which does not necessarily require the property owner's consent agreement, but it does require that that annexation go to Referendum and be voted on by the public at an election. The second Annexation option is by Owner Consent. Mr. Barr stated the second option is what we will be seeing from the two parcels looking to be annexed into the city.

b) **Code of Ordinances Chapter 90 Section 90-174 Design review standards for residential fences:**

Mr. Barr stated that this board approved the language that we prepared for fence standards in residential zone districts: R-3, R-4 and R-5. The City Commission has given it back to the Planning Board to look at again. There was some concern by the City Commission with fences in backyards that are actually rear yards that face public roads. Mr. Bell stated he had some information that he would look into to give to the rest of the members concerning fences.

c) **Sumner County Urban Growth Boundary Map Amendment:**

Mr. Barr stated there are several cities, at least two in Sumner County that have multiple properties that share Urban Growth boundaries in city limit lines. The State will not allow a Municipality to be annexed into another Municipality Urban Growth

boundary area. Hendersonville and Gallatin are looking to amend the Urban Growth boundary map which has to go through a process.

9) **Development Services Department Report**

a) **Board of Zoning Appeals Meeting Summary:**

Mr. Barr had no news to update.

b) **Planning & Zoning Activities:**

Mr. Barr mentioned to the board that there is a developer that is interested in a large parcel at Bethel Road. The Planning Commission will be presented with a conceptual drawing of 155 acre project. Secondly the Board of Zoning and Appeals is being asked to have a Public Hearing for a Special Exception to allow multi-family residential in the commercial portion of the property and multi-family in the residential portion. Both, however, would have to be approved. Mr. Barr stated that this will be presented to both the Board of Zoning and Appeals and the Planning Commission board together to hear this matter. Mr. Barr stated that this will be the biggest project to come to the city.

10) **Commissioners Comments & General Discussion:**

Secretary Gregory asks the board members with this new development coming in, will it cause White House to push water on the West side or if we'd need to get a grant for water?

11) **Public Comments (Limited to 3 minutes per speaker for only items not on this agenda):**

Commissioner Dorris stated he thought the new development will be great, but had a question for Mr. Barr in regards to maxing out our Sewer system.

**Mr. Lee Smith leaves the meeting.**


12) **Next Planning Commission Meeting is scheduled for September 11, 2018.**

13) **Adjournment:**

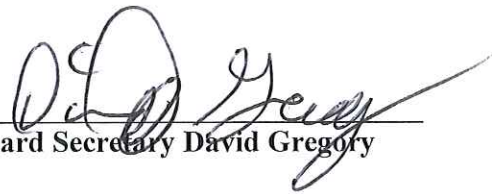
Vice Chairman Petty made the motion to adjourn, seconded by Mr. Bell.

**Motion carried by Unanimous Vote.**

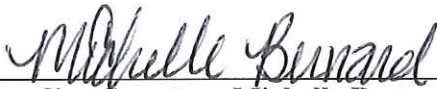
**Meeting adjourned at 6:10pm.**



Chairman Frank Fox



Board Secretary David Gregory



Recording Secretary Michelle Bernard



Approval Date